

# \*\*\* PALADIN PRESS \*\*\*

## \*Spring Newsletter for PCXI\*

### Spring Reminders:

\*Please use only propane grills as charcoal grills are not permitted in PCXI.

\*Screen doors are permitted but they must be compatible with the PCXI colors (i.e. dark brown, dark green) and you can usually find these at Lowe's and Home Depot.

\*In keeping with PCXI rules, your deck/patio is not to be used for trash or any items that would be considered an eyesore. You may of course have deck furniture & umbrellas, as long as they are limited in size & number and follow the rules. Planting flowers on your deck or patio is also fine and makes our community beautiful for everyone to enjoy.

\*The hoses you see around are for watering of PCXI new trees, flowers, and new grass seeding only and NOT for car washing as that, and working on your car (including oil changes) is prohibited.

\*It has been brought to our attention that many people are putting their trash right inside the dumpster door and as this piles up there is no more room. Please place your trash as far back in the dumpster as possible so others can get theirs in the dumpsters.

\*It is only spring but summer is not far behind and I know you are all looking forward to the pool opening. Please make sure that you have your Paladin ID card ready as you will not be allowed in without it. If you have just moved here or have not gotten one, just go to the Club House with an ID and something with your name and Paladin address on it (such as mail) and they will issue you a card. \*\*Also, very important, make sure your Condo Fees are paid up to date or you will not be given access to the pool or any amenities here.



### Club House Phone #

302-764-5335

### Your Condo Fees at Work:

PCXI, as with all condominiums, charges owners a monthly fee. These fees account for the yearly budget used to run our community. Part of your fee goes into what is known as the 'reserves'. The reserve funds are used for the replacement/repair/maintenance of such things as roofs, blacktop roads, concrete pavements, trees, lawns, etc.. Maintenance of hallway carpeting, decks/patios, garage & building exterior painting are also paid for from this fund. The reserves must have sufficient funds to pay for all these items for many years into the future. In order that condominium communities have sufficient money in their reserves, the new law requires council to place 15% of the PCXI yearly budget into the reserves. Council has already started this process and our reserves have been in sound shape since PCXI was turned over to us by the developer.

If you compare condo fees, you will find that what we pay is right in line or lower than other condos in the area. The council works very hard to keep them as low as possible for you. Some of you may not be aware of exactly what your fees pay for. To name a few: use of the club house & pool (\$47.20 of your monthly fee is paid to the developer for the use of these amenities), trash pick up, snow removal, sewer & water, landscaping, and repairs of all common areas. The annual budget is always on the PCXI web site and also gives you an idea of how your money is spent.

Your Council takes time at least monthly, to inspect the buildings & grounds to gather information that helps us decide and plan what needs to be done. I'm sure you have noticed some of the recent work such as painting hallways, new signs, and recent landscaping that your fees have paid for. It is a arduous task planning the budget as we must do monthly maintenance items, try to do things that you have requested, and still pay the bills. The last several months have also stressed the budget with the unexpected water & gas line leaks and resulting repairs. We do have a 'contingency fund' in place to deal with such expenses and it has helped us over the last few years. It is important to remember that even the most well planned budget cannot account for the unknown things that may happen but still must be paid for in your community during the year. The shape of the national & local economy also can place a strain on the budget and council must decide where, when, and how funds are to be used so that your condo fees are being utilized in a financially responsible and effective manner that benefit's the entire PCXI community.

One of the reasons we invite you to attend the Council meetings is this is where we discuss the budget and decide the things that need to done and what the budget will allow for. As part of the community your input is invaluable and you may have many ideas to help save money that we have not thought of.

As my mother used to say... "you have to show up & speak up or you can't complain" and we will to listen to you.

Welcome to the newest owners and residents of Paladin Club XI Condos  
We are glad to have you as members of the community.

## Rules & Regulations and...

### New Delaware Condominium Laws:

When you moved into PCXI you were given a copy of our Rules & Regulations and as an owner or renter it is your responsibility to make yourself familiar with these. These R & R (Rules & Regulations) are the biggest difference between owning a house and owning a condominium. In a Condo you own your unit, but you share the building and grounds with other owners. The R & R's are made so that the community runs as smoothly as possible for everyone. With your help in reporting violations it is the Council's job to make sure all R & R are adhered to.

The state of Delaware has changed the law that governs Condominium communities. This new law goes into effect on July 1, 2009. It is part of Title 25 of the Delaware Code and can be found in chapter 81. It is called the 'Delaware Uniform Common Interest Ownership Act'. Everyone needs to make sure they are aware of these law and its changes because PCXI will be operating under the provisions as of July 1, 2009. You can find the laws on the PCXI web site: on the left side under links, go to 'Title 25 Property', and when you get to this page, go to last item on the list, 'Chapter 81'. You can probably also obtain a copy of the law from your elected state representative. Obviously the law is in legal terms but you should be able to get a basic understanding of it if you read through it all.

One aspect of the new law worth mentioning here is the right of the Council to impose "reasonable fines" for violations of the PCXI Rules & Regulations. These fines would only be imposed after "due notice" to the violator and their "right to be heard" concerning said violation. This is something that the Council plans on instituting at PCXI to better enforce our Rules & Regulations and hopefully stop many violations from happening.

We have been discussing the new laws at some of our more recent monthly Council meetings. The Council can and will if necessary, obtain professional legal opinion to interpret any part of the new law. If any owners are familiar with the new laws it would be a great help if they attended the meetings to share their thoughts on the subject. It also benefits anyone who attends the meetings so that you will better understand these new laws and know what they will mean for you.

### PCXI Property Management Company:

Mastriana Property Management, Inc.  
302-234-4860

PCXI Web Site:

<http://paladinxi.googlepages.com>  
Email address: [paladinxi@gmail.com](mailto:paladinxi@gmail.com)

## ~~Committee members needed~~

### Grounds Committee:

This time of year we need many volunteers to help with some landscape projects such as watering new trees, flowers, and grass seeding and some new bushes that will soon be planted. We do have a Landscaping Company but in trying to keep cost down we have completed some projects ourselves and we need help with others we are planning. So if you would like to help your community look more beautiful & enjoy being in the outdoors with your neighbors, then we really need you!

If you are interested and can spare a few hours as needed please call:

Rosemary at 764-4721 or Stacey at 762-1699



### Building Captains:

Most of the buildings in PCXI now have a Building Captain and we would like to thank them for doing a great job! However, we still are in need of a few more in buildings 6800 & 7300 Pleasant Ct., 8100, 8300, 9000 & 9200 Westview Rd. & 8600 Park Ct.. This takes at the most a few hours a month. You need to check the building for burnt out light bulbs, flush the sump pump, make sure cleaning crews do their job, change the light timers when needed and report any problems you find to our management company. If you are interested in helping with any of the buildings listed above please contact **Rosemary Barat at 764-4721** and one of the Council members will help you through the process the first time.

### Council Meetings

These meetings generally take place the 3<sup>rd</sup> Wed. of the month at 7PM in the Club House. We do post the definite date on the bulletin boards at the mailbox area. We ask you to attend because we need your ideas, input, and help. This is your community and we all need to work together to make it the best place to live!

### PCXI Council Members:

President: Patrick Ferry  
Vice President/Treasurer: Rosemary Barat  
Secretary: Stacey Back